

Advisory assistance is of growing importance in the relocation process. The poor, the nonwhite, the elderly, and the small business people all need intensive counseling to prepare them for, and to help them carry out, their move.

With the continued growth of Government property acquisition, there has been more, and more concern that relocation programs be made more uniform, and more equitable. Both Presidents Kennedy and Johnson have expressed concern over the human costs and the lack of uniformity in relocation of both families and businesses.

Title VIII of the bill I am introducing would establish uniform relocation payments, and advisory assistance programs for those displaced by Federal and federally assisted programs. Compliance with these relocation requirements would be a condition in Federal grants to State and local governments. The bill would impose on all federally assisted programs the present urban renewal requirement that no property acquisition project may proceed until there is assurance of available standard housing for those displaced.

It would provide full Federal reimbursement of relocation payments up to a maximum of \$25,000; and above that, Federal sharing according to the project's cost-sharing formula. Urban renewal and public housing now pay up to \$25,000, fully reimbursed by the Federal Government, for business moving expenses. The Federal highway program now allows only up to \$3,000 for businesses reimbursed by the Federal Government on a 90-10 basis for interstate, and 50-50 for primary-secondary highways. Today's measure would thus make Federal reimbursement 100 percent up to \$25,000, and would assure that relocation payments will be made by those States where highway displacees are not now entitled to such payments.

Mr. President, I believe the features of this relocation assistance title of the bill I am introducing today, which were passed unanimously by this body last summer, are of utmost importance to the welfare of those who are adversely affected by Federal and federally assisted programs.

URBAN AND ACQUISITION POLICY

The final title of this legislation—title IX—provides for the establishment of a uniform policy for the acquisition of real property by Federal Government agencies and by State agencies using Federal funds for public improvement programs.

Mr. President, this title follows the legislative recommendation introduced by Senator Sparkman in the last Congress as S. 1201. His original proposal combined both a relocation assistance program and one dealing with a uniform acquisition policy for real estate in Federal and federally assisted programs. It is the latter of these two proposals by Senator Sparkman that is incorporated in title IX. Hearings were held on this proposal before the Subcommittee on Intergovernmental Relations in late June and early July of 1965. Title IX was drafted to include most of the recommendations made to the subcommittee by the Departments of Defense, Commerce, and Justice, and the Bureau of the Budget.

As I mentioned in my discussion of the need for uniform relocation assistance policy in Federal and federally assisted programs, growing activity in development programs aided by Federal funds will continue to affect large numbers of property owners each year.

Studies, particularly the one conducted by the Select Subcommittee on Real Property Acquisition, reveal that widespread and serious inequities are found in the acquisition of real property in public development programs. The select subcommittee's study revealed that, in many cases, Federal agencies acquired land at less than the agency-approved appraisals. This is true of some acquisitions by States and localities using Federal funds.

In some jurisdictions, it was found that property owners are, in effect, penalized for lowered market values which result from preliminary announcement of a proposed project; in other instances, the public is compelled to pay higher prices for properties whose values are increased by announcements of a proposed project.

Mr. President, title IX of this bill would institute a uniform policy to guide Federal and federally aided land acquisitions. This is a matter of equity which ought to be an overriding consideration in such acquisitions.

I should say that this title, so far, has not yet been formally endorsed by the Senate as have most of the other titles in the bill. But I believe it is of utmost importance in restoring a measure of assurance to property owners faced with